

Annual Urban Renewal Report, Fiscal Year 2015 - 2016

Levy Authority Summary

Local Government Name: EMMETSBURG
Local Government Number: 74G686

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
EMMETSBURG NORTH URBAN RENEWAL	74002	3
EMMETSBURG SOUTH URBAN RENEWAL	74003	2
EMMETSBURG EAST URBAN RENEWAL	74010	3
EMMETSBURG WEST URBAN RENEWAL	74011	0

TIF Debt Outstanding: 125,304

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:	0	0	Amount of 07-01-2015 Cash Balance Restricted for LMI
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TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	88
Property Tax Replacement Claims	125,304
Asset Sales & Loan Repayments:	0
Total Revenue:	125,392

Rebate Expenditures:	4,837
Non-Rebate Expenditures:	120,467
Returned to County Treasurer:	0
Total Expenditures:	125,304

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:	88	0	Amount of 06-30-2016 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** -88

Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL
 UR Area Number: 74002

UR Area Creation Date: 12/1997

UR Area Purpose: Developed to help local officials promote economic development and stimulate, through public involvement and commitment, private investment in new residential development.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG NORTH TIF INCREM	74100	74099	0
EBURG CITY AG/EBURG SCH/EBURG NORTH TIF INCREMENT	74102	74101	0
EBURG CITY/EBURG SCH/EBURG NORTH TIF (ROCKPORT) INCREMENT	74115	74116	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	417,790	26,922,170	1,373,560	0	0	-50,004	28,663,516	0	28,663,516
Taxable	186,762	15,004,666	1,236,204	0	0	-50,004	16,377,628	0	16,377,628
Homestead Credits									116

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

Projects For EMMETSBURG NORTH URBAN RENEWAL

Rockport Development Agreement

Description:	Payments to Medium Lake Development Corp for Construction of Public Improvements to Serve New Residential Development
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	Yes

1st Street Improvement Project

Description:	1st Street Improvement Project
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	Yes

Debts/Obligations For EMMETSBURG NORTH URBAN RENEWAL

1st Street Improvement Project

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	0
Interest:	0
Total:	0
Annual Appropriation?:	No
Date Incurred:	06/01/2010
FY of Last Payment:	2015

Non-Rebates For EMMETSBURG NORTH URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	1st Street Improvement Project
Tied To Project:	1st Street Improvement Project

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG NORTH TIF INCREM
 TIF Taxing District Inc. Number: 74099

TIF Taxing District Base Year:	1996	UR Designation
FY TIF Revenue First Received:	1998	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 12/1998

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	17,994,730	1,373,560	0	0	-44,448	19,323,842	0	19,323,842
Taxable	0	10,029,092	1,236,204	0	0	-44,448	11,220,848	0	11,220,848
Homestead Credits									97

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	7,847,392	11,220,848	0	11,220,848	360,236

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG NORTH TIF INCREMENT
 TIF Taxing District Inc. Number: 74101

TIF Taxing District Base Year:	1996	UR Designation
FY TIF Revenue First Received:	1999	Slum No
Subject to a Statutory end date?	No	Blighted No
		Economic Development 12/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	417,790	0	0	0	0	0	417,790	0	417,790
Taxable	186,762	0	0	0	0	0	186,762	0	186,762
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	161,376	186,762	0	186,762	4,142

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG NORTH URBAN RENEWAL (74002)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG NORTH TIF (ROCKPORT) INCREMENT
 TIF Taxing District Inc. Number: 74116
 TIF Taxing District Base Year: 1996
 FY TIF Revenue First Received: 2004
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2014

UR Designation	
Slum	No
Blighted	No
Economic Development	04/2003

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	8,927,440	0	0	0	-5,556	8,921,884	0	8,921,884
Taxable	0	4,975,574	0	0	0	-5,556	4,970,018	0	4,970,018
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	15,500	4,970,018	0	4,970,018	159,558

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL
 UR Area Number: 74003
 UR Area Creation Date: 12/1995

Developed to help eliminate conditions which are currently having a negative influence on the community and to promote economic development. Also to stimulate private investments in residential, commercial and industrial development to create a sound economic base that will serve as the foundation for future growth and development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
EBURG CITY/EBURG SCH/EBURG SOUTH TIF INCREMENT	74094	74093	1,591,969
EBURG CITY AG/EBURG SCH/EBURG SOUTH TIF INCREM	74096	74095	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	749,870	38,063,960	19,661,970	106,200	0	-181,496	58,400,504	0	58,400,504
Taxable	335,208	21,214,361	17,695,773	95,580	0	-181,496	39,159,426	0	39,159,426
Homestead Credits									426

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 34
 Property Tax Replacement Claims: 49,447
 Asset Sales & Loan Repayments: 0
Total Revenue: 49,481

Rebate Expenditures: 4,837
 Non-Rebate Expenditures: 44,610
 Returned to County Treasurer: 0
Total Expenditures: 49,447

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

34

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For EMMETSBURG SOUTH URBAN RENEWAL

West Bend Community Lumber Development

Description:	Community Lumber Development Agreement
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Business Park Infrastructure Improvements

Description:	New Business Park
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Community Development Guarantee Obligation

Description:	Emmetsburg Community Development Corp Loan Guarantee
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EMMETSBURG SOUTH URBAN RENEWAL

Business Park

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	33,000
Interest:	5,388
Total:	38,388
Annual Appropriation?:	Yes
Date Incurred:	05/04/2010
FY of Last Payment:	2020

EMU/Community Lumber Housing Devl.

Debt/Obligation Type:	Rebates
Principal:	4,631
Interest:	206
Total:	4,837
Annual Appropriation?:	Yes
Date Incurred:	10/09/2006
FY of Last Payment:	2017

ECDC Guaranteed Loan

Debt/Obligation Type:	Other Debt
Principal:	795
Interest:	0
Total:	795
Annual Appropriation?:	No
Date Incurred:	10/05/2007
FY of Last Payment:	2047

Community Lumber Housing Development

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	5,250
Interest:	177
Total:	5,427
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

Non-Rebates For EMMETSBURG SOUTH URBAN RENEWAL

TIF Expenditure Amount:	0
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Business Park Infrastructure Improvements
TIF Expenditure Amount:	0
Tied To Debt:	Business Park
Tied To Project:	Business Park Infrastructure Improvements
TIF Expenditure Amount:	795
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Community Development Guarantee Obligation
TIF Expenditure Amount:	38,388
Tied To Debt:	Business Park
Tied To Project:	Business Park Infrastructure Improvements
TIF Expenditure Amount:	5,427
Tied To Debt:	Community Lumber Housing Development
Tied To Project:	West Bend Community Lumber Development

Rebates For EMMETSBURG SOUTH URBAN RENEWAL

Emmetsburg Municipal Utilities-Community Lumber Development

TIF Expenditure Amount:	4,837
Rebate Paid To:	Emmetsburg Municipal Utilities
Tied To Debt:	EMU/Community Lumber Housing Devl.
Tied To Project:	West Bend Community Lumber Development
Projected Final FY of Rebate:	2017

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TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL (74003)
 TIF Taxing District Name: EBURG CITY/EBURG SCH/EBURG SOUTH TIF INCREMENT
 TIF Taxing District Inc. Number: 74093
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1998
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2018

UR Designation	
Slum	No
Blighted	12/1995
Economic Development	12/1995

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	38,063,960	19,661,970	106,200	0	-181,496	57,650,634	0	57,650,634
Taxable	0	21,214,361	17,695,773	95,580	0	-181,496	38,824,218	0	38,824,218
Homestead Credits									426

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	25,013,681	32,818,449	1,591,969	31,226,480	1,002,499

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG SOUTH URBAN RENEWAL (74003)
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG SOUTH TIF INCREM
 TIF Taxing District Inc. Number: 74095
 TIF Taxing District Base Year: 1994
 FY TIF Revenue First Received: 1999
 Subject to a Statutory end date? No

UR Designation	
Slum	12/1999
Blighted	12/1999
Economic Development	12/1999

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	749,870	0	0	0	0	0	749,870	0	749,870
Taxable	335,208	0	0	0	0	0	335,208	0	335,208
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	235,700	335,208	0	335,208	7,435

FY 2016 TIF Revenue Received: 0

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Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL
 UR Area Number: 74010
 UR Area Creation Date: 05/2006

Developed to help local officials promote economic development in and around the City of Emmetsburg with the primary goal of the plan to stimulate, through major roadway improvements, private investment in new commercial development.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
FREEDOM TWP/EM SCH/EM EAST UR TIF INCREMENT	74125	74126	0
EBURG CITY/EBURG SCH/EBURG EAST UR TIF INCREMENT	74127	74128	2,442,251
EBURG CITY AG/EBURG SCH/EBURG EAST UR TIF INCREMENT	74129	74130	0

Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	172,430	793,510	23,045,230	692,810	0	-5,556	24,698,424	0	24,698,424
Taxable	77,080	442,249	20,740,707	623,529	0	-5,556	21,878,009	0	21,878,009
Homestead Credits									9

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:

0

0

Amount of 07-01-2015 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 54
 Property Tax Replacement Claims: 75,857
 Asset Sales & Loan Repayments: 0
Total Revenue: 75,911

Rebate Expenditures: 0
 Non-Rebate Expenditures: 75,857
 Returned to County Treasurer: 0
Total Expenditures: 75,857

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:

54

0

Amount of 06-30-2016 Cash Balance Restricted for LMI

Projects For EMMETSBURG EAST URBAN RENEWAL

Highway 18 Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Huron Street Project

Description:	Street Improvements
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Community Development Guarantee Obligation

Description:	Emmetsburg Community Development Corp Loan Guarantee
Classification:	Industrial/manufacturing property
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For EMMETSBURG EAST URBAN RENEWAL

2006 GO Bonds-Hwy 18

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	62,250
Interest:	2,596
Total:	64,846
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

2006 GO Bonds-Huron St

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	7,500
Interest:	753
Total:	8,253
Annual Appropriation?:	Yes
Date Incurred:	05/08/2006
FY of Last Payment:	2017

ECDC Guaranteed Loan

Debt/Obligation Type:	Other Debt
Principal:	2,258
Interest:	500
Total:	2,758
Annual Appropriation?:	No
Date Incurred:	10/05/2007
FY of Last Payment:	2041

Non-Rebates For EMMETSBURG EAST URBAN RENEWAL

TIF Expenditure Amount:	64,846
Tied To Debt:	2006 GO Bonds-Hwy 18
Tied To Project:	Highway 18 Street Project

TIF Expenditure Amount:	8,253
Tied To Debt:	2006 GO Bonds-Huron St
Tied To Project:	Huron Street Project

TIF Expenditure Amount:	2,758
Tied To Debt:	ECDC Guaranteed Loan
Tied To Project:	Community Development Guarantee Obligation

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TIF Taxing District Data Collection

Local Government Name:	EMMETSBURG (74G686)
Urban Renewal Area:	EMMETSBURG EAST URBAN RENEWAL (74010)
TIF Taxing District Name:	FREEDOM TWP/EM SCH/EM EAST UR TIF INCREMENT
TIF Taxing District Inc. Number:	74126
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	181,980	0	91,200	0	0	273,180	0	273,180
Taxable	0	101,424	0	82,080	0	0	183,504	0	183,504
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	148,410	124,770	0	124,770	2,908

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	EMMETSBURG (74G686)
Urban Renewal Area:	EMMETSBURG EAST URBAN RENEWAL (74010)
TIF Taxing District Name:	EBURG CITY/EBURG SCH/EBURG EAST UR TIF INCREMENT
TIF Taxing District Inc. Number:	74128
TIF Taxing District Base Year:	2005
FY TIF Revenue First Received:	2008
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2006

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	611,530	23,045,230	601,610	0	-5,556	24,252,814	0	24,252,814
Taxable	0	340,825	20,740,707	541,449	0	-5,556	21,617,425	0	21,617,425
Homestead Credits									8

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	1,630,090	21,617,425	2,442,251	19,175,174	615,602

FY 2016 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG EAST URBAN RENEWAL (74010)
 TIF Taxing District Name: EBURG CITY AG/EBURG SCH/EBURG EAST UR TIF INCREMENT
 TIF Taxing District Inc. Number: 74130

TIF Taxing District Base Year: 2005

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	172,430	0	0	0	0	0	172,430	0	172,430
Taxable	77,080	0	0	0	0	0	77,080	0	77,080
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2016	36,190	77,080	0	77,080	1,710

FY 2016 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: EMMETSBURG (74G686)
 Urban Renewal Area: EMMETSBURG WEST URBAN RENEWAL
 UR Area Number: 74011
 UR Area Creation Date: 03/2016

UR Area Purpose: Adopted to develop & stimulate economic & community development within a commercially developed portion of the community. The area contains portions of the community developable & optimal for redevelopment primarily highway commercial and/or business uses.

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
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Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2015: 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Property Tax Replacement Claims	0
Asset Sales & Loan Repayments:	0
Total Revenue:	0

Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
Total Expenditures:	0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2016: 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**